



Pierce County

Department of Planning and Land Services

2401 South 35th Street
Tacoma Washington 98409-7460
(206) 591-7200 • FAX (206) 591-3131

From Steve
Kalinowski

DEBORA A. HYDE
Director

April 30, 1993

Department of Fisheries
Department of Natural Resources
Department of Wildlife
Peninsula School District #401
Pierce County Protection District #16
Pierce Transit
Squaxin Island Indian Tribe
Pierce County Public Works
Tacoma-Pierce County Health Department
Pierce County Public Utilities

RE: Preliminary Plat of Joemma Beach

To Whom It May Concern:

Enclosed is a Mitigated Determination of Nonsignificance for the above referenced project. The Environmental Checklist and Site Plan were sent to you on December 31, 1992. Please submit any comments you may have by May 14, 1993.

Sincerely,

K. Brady

for Hugh Taylor
Assistant Planner

HT:kb
4JOEMMA.DNS

cc: Subdivision Development and Design, Inc.



ACTION: Preliminary Plat

Joemma Beach

PIERCE COUNTY
MITIGATED DETERMINATION OF NONSIGNIFICANCE

PROPONENT: Roland and Roland, Inc.

PROPOSAL: Divide a 280-acre site into 112 2.5-acre residential lots, to be served by public water, on-site septic, and private roads, in the Residential Agriculture Interim zone.

LOCATION: Approximately one-half mile west of Palmer Lake abutting Foss Road, in the NE and SE 1/4s of Sec. 9, T20N, R1W, W.M.

THRESHOLD
DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(C). This decision was made after review of a completed Environmental Checklist and other information on file with the lead agency. This information is available to the public on request.

This Mitigated Determination of Nonsignificance (MDNS) is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date of issue, comments must be submitted by closing of the comment deadline. The responsible official will reconsider the MDNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the MDNS. If the MDNS is retained, it will be final after the expiration of the comment deadline. No permits may be issued, and the applicant shall not begin work until the comment deadline has expired and any other necessary permits are issued.

Responsible Official: Debora A. Hyde, Director
Lead Agency: Planning and Land Services
Pierce County Public Services Building (Annex)
2401 South 35th Street
Tacoma, Washington 98409
(206) 591-7210

Date of Issue: April 30, 1993

Comment Deadline: May 14, 1993



Janine Redmond, Environmental Designate

NOTE: Pursuant to RCW 43.21C.075 and Pierce County Environmental Regulations Chapter 17.08.180, decisions of the Responsible Official may be appealed. Appeals are filed with appropriate fees at the Planning and Land Services Department, located at the Development Center in the Public Services Building. Appeals must be filed within 30 days of the expiration of the comment deadline.

NOTE: The issuance of this Mitigated Determination of Nonsignificance does not constitute project approval. The applicant must comply with all other applicable requirements of Pierce County Departments and/or the Hearing Examiner prior to receiving construction permits.

MITIGATING MEASURES
FOR
THE PRELIMINARY PLAT OF JOEMMA BEACH

The probable environmental impacts of this proposal are documented and have been clarified by the proponent and are found in the environmental checklist and other information on file with Pierce County Planning and Land Services. In addition to the requirements of the reviewing agencies which are based on existing regulations other than SEPA, the Pierce County Environmental Official has determined that other mitigating measures will be necessary to insure that the proposal will not have a significant impact on the environment. These mitigating measures are required under the Substantive Authority of SEPA in accordance with the guidelines contained in Section 17.08.170 of the Pierce County Code and are enumerated below.

Mitigating Measures:

Mitigation measures are based upon the Pierce County Site Development Regulations, the Pierce County Executive's Interim Growth Management Policies, the conceptual wildlife corridor plan submitted by Subdivision Development & Design, comments received from the Washington State Department of Wildlife, comments received from the Squaxin Island Indian Tribe, and the Critical Areas Ordinance.

Mitigation measures are designed to protect and preserve wildlife habitat, prevent erosion, and to ensure building site stability.

Wildlife Habitat Mitigation

1. The wildlife corridor areas shall be located within easements on individual building lots and shall be labeled "Undisturbed Wildlife Corridor" on the face of the final plat. There shall be no clearing or other kind of vegetation removal, grading, filling, or construction of any kind within the wildlife corridor easements.
2. The wildlife corridor plan shall follow the intent and design of the conceptual "Wildlife and Open Space Mitigation" by Subdivision Development & Design, dated March 12, 1993.
3. A note shall appear on the final plat as follows:
"The undisturbed wildlife corridors appearing on this plat are for the purpose of preserving wildlife and habitat. These areas are intended to provide a travel corridor through which wildlife can move freely. These areas are meant to stay in a natural, undeveloped state. There shall be no clearing or other vegetation removal, grading, filling, or construction of any kind within the corridor areas, except as shown on plans or documents approved by the Director of Pierce County Planning and Land Services and contained in the official files for this project."
4. Permanent, clearly visible signs shall be placed at the outer edges of the wildlife corridors. Signs shall be affixed on 4 or 5-foot tall metal or treated fence posts. Signs shall be no farther than 100 feet apart, provided that there shall be a minimum of two signs per lot. Signs shall be located along the interior corridor boundaries and shall face toward the proposed building sites. Signs must follow the Pierce County Buffer Sign Specifications.

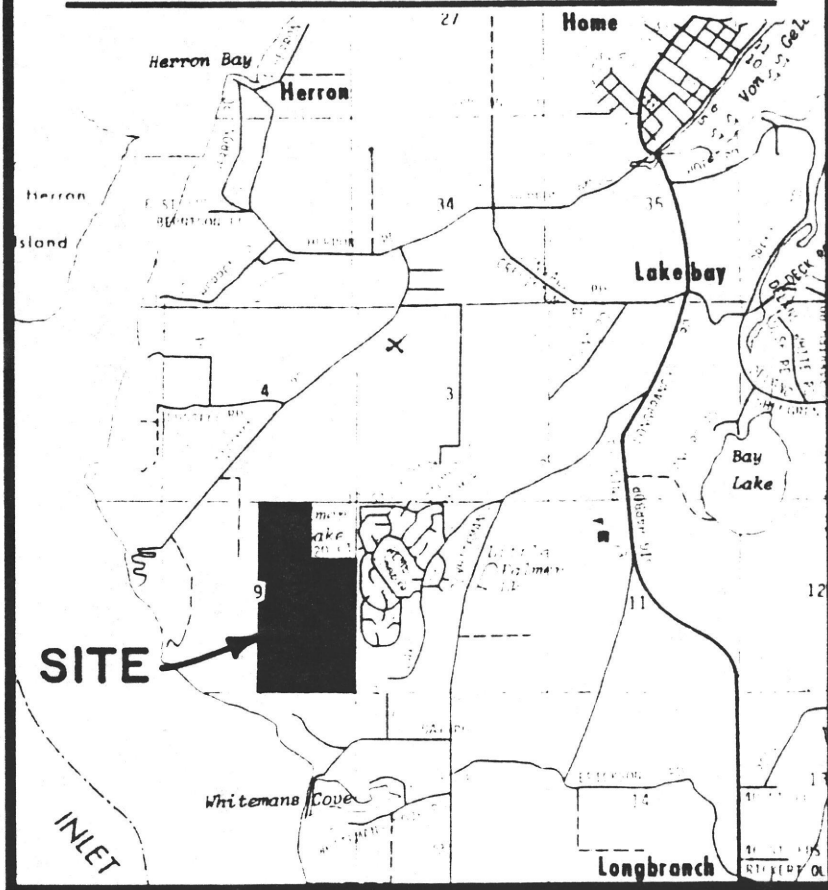
Slope Mitigation

5. A geotechnical report, per the Critical Areas Ordinance, shall be completed for all critical areas on the property prior to approval of the site development plans.

Erosion Mitigation

6. Proper erosion and sediment control practices shall be used on the construction site and adjacent areas to prevent erosion. All areas disturbed or newly created by construction activities shall be seeded, vegetated or given some other equivalent type of protection against erosion.

VICINITY MAP



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Range 1
of the
County,